



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

May 17, 2017

NOTICE OF AD 2017-1 ADMINISTRATIVE PUBLIC HEARING


TO: Keith Levchenko, Senior Legislative Analyst
County Council

Rich Weaver, Acting Manager, Area Three Planning Team
Maryland - National Capital Park and Planning Commission

Ray Chicca, Manager, Development Services Group
Washington Suburban Sanitary Commission

Gene Von Gunten, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

FROM: George Dizelos, Planner II, Water and Wastewater Policy Group
Department of Environmental Protection 

SUBJECT: **Administrative Public Hearing AD 2017-2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, June 21, 2017, at 2:30 p.m.**

LOCATION: **DEP Lobby Conference Room**, 255 Rockville Pike, Suite 120, Rockville

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following requested category map amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

17-OLN-01A ... Miller
17-TRV-04A ... Hays
17-GBG-01A Gilman

To assist with your review of this proposed action, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/water/supply/category-changes.html. Select the blue "Application Hearing Schedule" tab to expand the section, then scroll down to the "Current Administrative Review Packet" heading. The hearing notice PDF includes the following information for the proposed amendments:

- Information summaries
- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members and aides would like to meet with DEP regarding the proposed amendments, call me to review the

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case before the public hearing. We request that the Council submit comments no later than the hearing record closing date (see below). Otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for the requests.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda for **(Date and time to be announced)**.

Attendance at this hearing for agencies, applicants, and others is optional; these requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Lisa Feldt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to george.dizelos@montgomerycountymd.gov. **DEP will close the record on June 28, 2017.**

Please do not hesitate to contact me at george.dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the schedule provided.

GJD: gjd\\depfiles\data\Programs\Water_and_Sewer\actions-AD\2017\AD-2017-2\ad-hearing-notice-draft--2017-2--0511--wnotes.docx

cc: Roger Berliner, President, County Council
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Pamela Dunn, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Beth Kilbourne & Rufus Leeth, Development Services Group, WSSC
Luis Tapia, Permit Services Section, WSSC
D Lee Currey, Acting Director, Water Management Admin., Maryland Dept. of the Environment
Wendi Peters, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

17-OLN-01A.....Mark W. & Thanhtram T. Miller
17-TRV-04A.....Cheryl Hays
17-GBG-01A.....Wayne Gilman

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
West Montgomery County Citizens' Association
The Glen Preservation Foundation
Greater Olney Civic Association

WSSCR 17-OLN-01A: Mark W. & Thanhtram T. Miller

DEP Staff Recommendation: Approve W-1 Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 18111 Bowie Mill Rd., Olney• Pt. Lot 21, Block A, Olney Acres (acct. no. 00724740)• Map tile: WSSC – 224NW05; MD –HT22• South side of Bowie Mill Rd west of the intersection of Cashell Rd.• RE-1 Zone; 3.49 acres• Olney Planning Area Olney Master Plan (2005)• Upper Rock Creek Watershed (MDE Use III)• <u>Existing use</u>: Improved, Single Family House (Built 1958)• <u>Proposed use</u>: Provide public water service for the existing Single Family House	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-5</td><td>W-1</td></tr><tr><td>S-6</td><td>S-6 (No Change)</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>“Tests have been performed to determine if a future adequate septic system can be placed in the backyard. The test results do not show favorably for a septic system in the backyard. Since the well is in the front yard, it would be best to connect it to public water service. This will free up the front yard for a new septic system.”</p>	<u>Existing – Requested – Service Area Categories</u>		W-5	W-1	S-6	S-6 (No Change)
<u>Existing – Requested – Service Area Categories</u>							
W-5	W-1						
S-6	S-6 (No Change)						

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for the replacement of an on-site well. This property is 3.49 acres in size, zoned RE-1, and is located inside the County's planned public water service envelope. An existing 16-inch-diameter water main runs along Bowie Mill Rd, abutting the property. The provision of public water service is consistent with the 2005 Olney Master Plan, in which public water service is intended for all the Olney Master Plan area with the exception of the RDT zone. The provision of public water service to the property will allow for the possibility of a replacement on-site septic system in the front yard should the existing system in the rear yard need replacement.

These conditions qualify the property for public water service. M-NCPPC staff concur that public water service is consistent with the 2005 Olney Master Plan's water service policies. DPS staff recommend approval of public water service, as this would allow for the possibility of a replacement septic system in the front yard of the property. WSSC confirms that connecting the property to public water service can be supported. DEP staff recommendation is for the approval of category

W-1, consistent with existing plans.

Agency Review Comments

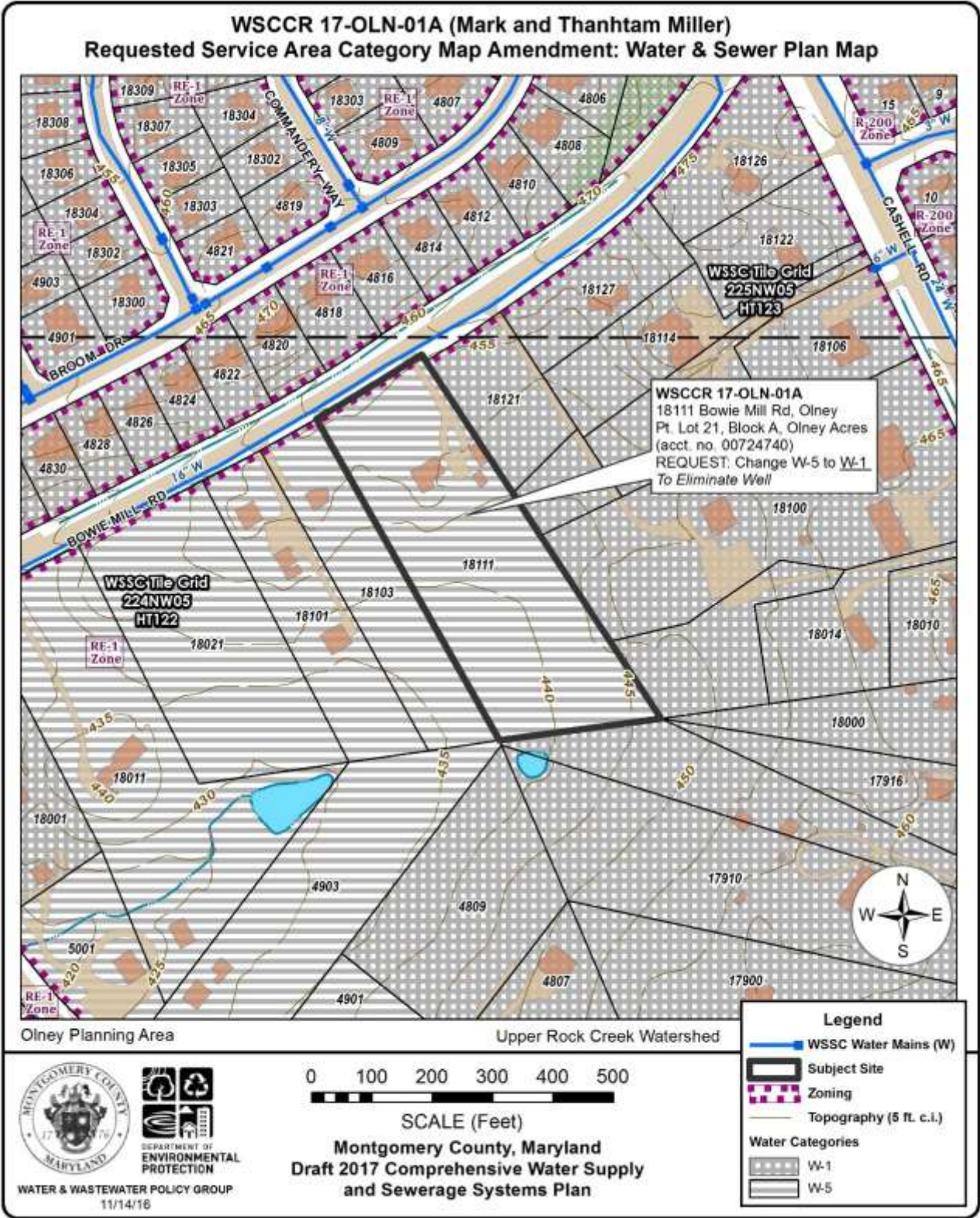
DPS: Previous soil tests indicated a shallow water table in the rear yard. The use of public water would possibly allow a future septic system in the (higher) front yard.

M-NCPPC – Planning Dept.: This RE-1 zoned, 3.49-acre parcel has a 16-inch water main located within the road right-of-way fronting this property. Provision of water service to this property is consistent with the 2005 Olney Master Plan

M-NCPPC – Parks Planning: *DEP note: No comments provided. There are no park sites adjacent to or near this property.*

WSSC - Water: Water pressure zone 660A. A 16-inch water line (Contract Number: 1994-9971L) in Bowie Mill Road is available to provide water service for the subject site. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: *(not requested)*



WSSCR 17-TRV-04A: Cheryl Hays

DEP Staff Recommendation: Approve S-1 Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 14205 Marian Dr., Rockville Lot 13, Block A, Hunting Hill (acct. no. 00047382) Map tile: WSSC – 219NW09; MD –FR53 East side of Marian Dr. southwest of the intersection of Glen Mill Rd. RE-200 Zone; 1.02 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: Improved, Single Family House (Built 1959) <u>Proposed use</u>: Replacement of existing Single Family House 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We desire a connection to public water and sewer. Our plans consist of replacing the existing house. We have already spoken with WSSC and they have informed us that the sewer connection can be provided by the abutting main. As such, we request advance service action to be granted for this application."</p> <p><i>DEP note: Advanced connection approval was granted on 11-1-16, property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.</i></p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

DEP Staff Report: The applicant has requested approval of sewer category S-1 to allow for public sewer service for the replacement of the existing single family home on the lot. The existing single family home is currently served by a private septic system. This property is 1.02 acres in size, zoned R-200, and is located inside the County's planned public sewer service envelope. An advanced action was granted by DEP for this property on November 1, 2016. The advance action was granted on the basis of the abutting mains policy. An existing 8-inch-diameter sewer main runs along Marian Dr., abutting the property. The abutting mains policy allows for a single hookup for a qualifying property abutting a sewer main.

M-NCPPC staff concur that the property is within the sewer service envelope of the 2002 Potomac Subregion Master Plan. DPS staff recommend approval of public sewer service. WSSC confirms that connecting the property to sewer service can be supported. DEP staff recommendation is for the approval of category S-1, Consistent with Existing Plans.

Agency Review Comments

DPS: DPS supports this request. The existing well and septic system must be properly abandoned.

M-NCPPC – Planning Dept.: This R-200-zoned, 1.02-acre lot is within the sewer service envelope of the 2002 Potomac Subregion Master Plan.

M-NCPPC – Parks Planning: *DEP note: No comments provided. There are no park sites adjacent to or near this property.*

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Watts Branch. An 8-inch sewer line in Marian Dr. abuts the property (contract no. 2005-4169Z). Average wastewater flow from the proposed development: 302GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

November 1, 2016

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

FROM: George Dizelos, Environmental Planner II, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide a Single Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCCR No.
14205 Marian Dr., Rockville Lot 13 Block A, Hunting Hill Est; act. no. 00047382 (tax map FR53)	Cheryl Hays House Built: 1959	8" gravity sewer (#054169Z) Marian Drive. – built: 2006 (WSSC tile 219NW09)	WSSCCR 17-TRV-04A

Our records show that the existing house located on the subject property was constructed in 1959, prior to construction of the abutting sewer main in 2006. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to proceed with the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at 240-777-7755

Attachment: Service Area Category Map (see pg. 3)

GJD:gid

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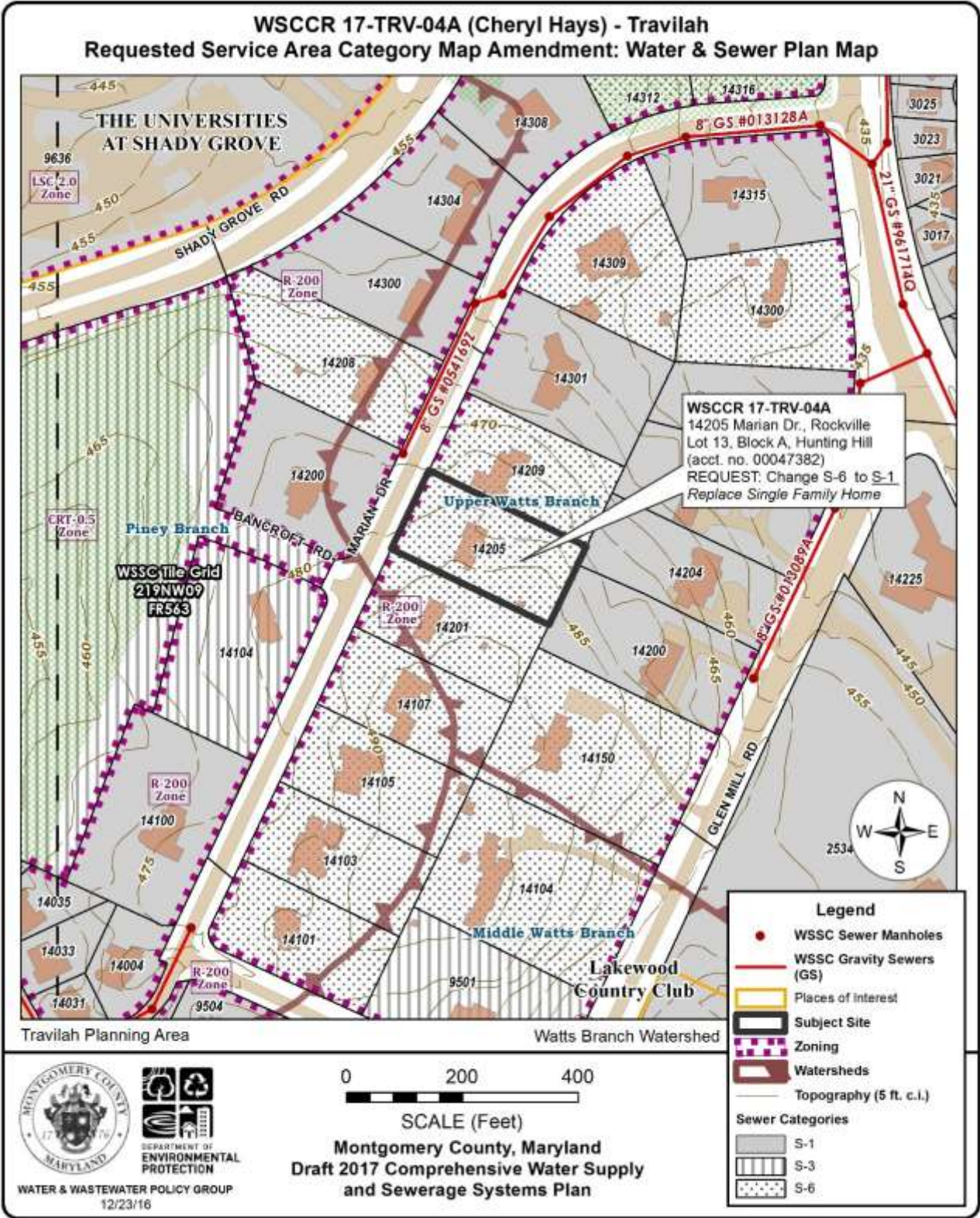
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Luis Tapia
November 1, 2016

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cc: Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
Ray Chicca, Development Services Group, WSSC
Pamela Dunn, Functional Planning Team, M-NCPPC
Kipling Reynolds & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake & Alan Soukup, DEP-WWPG
Cheryl Hays



WSSCR 17-GBG-01A: Wayne Gilman

DEP Staff Recommendation: Approve S-3 and W-3 Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 20101 Watkins Mill Rd., Gaithersburg• Parcel P022, Williams Range (acct. no. 01744732)• Map tile: WSSC – 228NW10; MD –FR32• North side of Watkins Mill Rd. northwest of the intersection of Apple Ridge Rd.• R-200 Zone; 1.95 acres• Gaithersburg Vicinity Planning Area Gaithersburg Vicinity Master Plan (1985)• Middle Great Seneca Creek Watershed (MDE Use I)• <u>Existing use</u>: Single Family Home• <u>Proposed use</u>: “4 houses”	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-6</td><td>W-1</td></tr><tr><td>S-6</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>“Listed as acreage, well and septic. Need to be changed to lot with water and sewer so that houses can be built.”</p>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-1	S-6	S-1
<u>Existing – Requested – Service Area Categories</u>							
W-6	W-1						
S-6	S-1						

DEP Staff Report: The applicant has requested approval of sewer category S-1 and water category W-1 to allow for public sewer and water service for the development of 4 single family homes. The property is 1.95 acres in size, zoned R-200, is located inside the planned sewer envelope and located inside the planned water service envelope. The property is adjacent to parkland, M-NCPPC Parks have indicated the need to avoid entering the park to extend mains. Main extensions can be constructed through Watkins Mill Rd. right-of-way avoiding the need to enter parkland as per WSSC's comments. To connect the property to the existing sewer main that runs across Watkins Mill Rd will require approximately 780-foot sewer main extension. To connect the property to the existing water main in Watkins Mill Rd will require approximately 400-foot water main extension.

The property is inside the County's water and sewer service envelope. To qualify for the Consistent with Existing Plans Policy the property must be within the County's water and sewer service envelope. M-NCPPC concur that the provision of water and sewer service is consistent with the 1985 Gaithersburg and Vicinity Master Plan. DPS indicated that the property cannot be developed into 4 lots using private on-site well and septic systems. WSSC indicates that a 400-foot-long water main extension and a 780-foot-long sewer extension will be required to serve the property. Main extensions along Watkins Mill Rd will abut two additional properties, however both are public lands owned by the county and M-NCPPC. DEP staff recommendation is for the approval of water category W-3 and S-3 consistent with existing plans.

Agency Review Comments

DPS: Development into 4 lots not possible with well and septic.

M-NCPPC – Planning Dept.: This 1.96-acre, R-200-zoned property, although within the water and sewer service area of the 1985 Gaithersburg and Vicinity Master Plan, is not currently connected to the system. The nearest water and sewer lines are several hundred feet from the property. Service can be provided if connections, especially to sewer mains, do not disturb Great Seneca Creek Stream Valley Park.

M-NCPPC – Parks Planning: The lot backs up to parkland. Care should be taken to avoid crossing parkland to connect to sewer and water lines.

WSSC - Water: Water pressure zone: 660A. A 400-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to existing 12-inch water main in Watkins Mill Rd (contract no. 1979-4149B) and would abut approximately 2 properties in addition to the applicant's. Local service is adequate. Program sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Basin: Seneca Creek. A 780-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to 36-inch sewer main north west side of the property in Watkins Mill Rd (contract no. 1988-0105A) and would abut approximately 3 (three) properties in addition to the applicant's. Average wastewater flow from the proposed development: 1210 GPD. Program-sized mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 & 7-1-1.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.

